

COLUMBIA OFFICE WALTER PARK Registered Surveyor PHONE 730-9060

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TOWSON OFFICE HUDKINS ASSOCIATES, INC. Engineers, Surveyors and Landscape Architects 200 EAST JOPPA ROAD ROOM 101, SHELL BUILDING

TOWSON, MARYLAND 21204

PHONE: 828-9060

November 18, 1985

DESCRIPTION FOR ZONING VARIANCE -1744 EAST JOPPA ROAD:

Beginning at a point on the north side of Joppa Road (70 feet wide) distant northeasterly 68 feet from the point formed by the intersection of the north side of Joppa Road with the centerline of Emge Avenue thence North 11 degrees 02 minutes 06 seconds West 120 feet thence North 80 degrees 30 minutes East 75 feet thence South 11 degrees 02 minutes 06 seconds East 120 feet thence South 80 degrees 40 minutes 10 seconds West 41.3 feet thence along a curve to the left having a radius of 1944.86 feet for an arc length of 33.5 feet to the place of beginning.

Containing 8940 square feet of land more or less.

Malcolm E. Hudkins Registered Surveyor #5095 OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

S. Eric DiNenna, Esquire 406 W. Pennsylvania Avenue Towson, MD 21204

> RE: PETITION FOR VARIANCE N/S of Joppa Road, 68' NE of the centerline of Emge Road (1744 East Joppa Road) -9th Election District Eva Macris, et ux, Petitioners Case No. 86-373-A

Dear Mr. DiNenna:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, JEAN M. H. JUNG Députy Zoning Commissioner

JMHJ:bg Attachments

cc: People's Counsel

PETITION FOR ZONING VANIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 to allow a "0" feet/setbacksin lieu of 30 feet; Section 469.2.b(5) & (6) to allow 15 parking spaces in lieu of 18 parking spaces

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. Narrowness and size of property; 2. Location of property; 3. Other uses of properties in the immediate area; 4. And other reasons to be set forth at time of hearing. 200 J. . 1000 J. .

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property

	which is the subject of this Petition.
contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Eva Macris (Type or Print Name)
Signature	Asa Macris Signature
Address	Sarandos Macris (Type or Print Name)
City and State	Signature a Maen,
ttorney for Petitioner:	
S. Eric DiNenna PA.	1742 E. Joppa Road
(Typefor Fint Name)	Address Phone No.
Signature	Baltimore, Maryland 21234 City and State
406 W. Pennsylvania Ayenue Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Towson, Maryland 21204 City and State	-S Eric DiNenna. P.A.
ttorney's Telephone No.: _296-6820	Address Phone No.
ORDERED By The Zoning Commissioner of 1	1 - 121

of \_\_\_\_\_ March \_\_\_\_\_, 19\_86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

IN RE: PETITION FOR VARIANCE N/S of Joppa Road, 68' NE of the centerline of Emge Road (1744 East Joppa Road) -

stead of the required 18 spaces.

testants.

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9th Election District Eva Macris, et ux, Petitioners \* DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 86-373-A

BEFORE THE

The Petitioners herein request variances to permit side yard setbacks of zero feet instead of the required 30 feet and to permit 15 parking spaces in-

\* \* \* \* \* \* \* \* \* \*

Testimony indicated that the subject property is improved with an old dwelling used primarily as a sales office. The Petitioners propose to raze the dwelling and construct a two-level building to be utilized for offices. The first floor, 30' x 60', will provide 1800 square feet of retail space. The second floor, 60' x 75', will be cantilevered, extend from property line to property line, and share common walls with existing buildings on each side. A building providing any less square footage would not be economically feasible. Baltimore County Landscape Manual requirements will be met. There were no Pro-

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the priances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore this 10 day of April, 1986, that the herein Petition for Varito permit side yard setbacks of zero feet in lieu of the required 30 feet o permit 15 parking spaces in lieu of the required 18 spaces, in accordance

with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. If placement of supports for the cantilevered second floor permit, an additional parking space shall be provided along the east side of the property.

of Baltimore County

JMHJ:bg

PETITION FOR ZONING VARIANCES

9th Election District

North Side of Joppa Road, 68 feet Northeast of the Centerline of Emge Road (1744 East Joppa Road)

DATE AND TIME: Tuesday, April 8, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Perition for Zoning Variances to permit O feet side yard setbacks in lieu of the required 30 feet and to permit 15 parking spaces in lieu of the required 18 spaces

Being the property of \_\_\_\_\_ Eva Macris, et ux \_, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION FOR ZONING VARIANCES

9th Election District

North Side of Joppa Road, 68 feet Northeast of the Centerline of Emge Road (1744 East Joppa Road)

DATE AND TIME: Monday, March 31, 1986, at 10:45 a.m.

Regulations of Baltimore County, will hold a public hearing:

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

Petition for Zoning Variances to permit zero feet side yard setbacks in lieu of the required 30 feet and 15 parking spaces in lieu of the required 18 parking spaces

Being the property of Eva Macris, et ux . as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 CERTIFICATE OF PUBLICATION CERTIFICATE OF PUBLICATION PETITION FOR ZONING : BEFORE THE ZONING COMMISSIONER VARIANCES
9th Election District RE: PETITION FOR VARIANCES N/S Joppa Rd., 68' NE LOCATION: North Side of Joppa Road, 68 feet Northeast of the Cen-terline of Emge Road (1744 East Joppa Road) DATE AND TIME: Thesday, April 8, 1986, at 10:30 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Townon, Maryland of the C/L Emge Rd. OF BALTIMORE COUNTY PETITION FOR ZONING WARMACES SIN SISSION DISING March 20 ARNOLD JABLON ZONING COMMISSIONER TOWSON, MD., \_\_\_\_ (1744 E. Joppa Rd.) 9th District JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER LOCATION: North Side at Jopps Road, 8t feet Northeast of the Cen-terine of Errgs Road (1744 East Jopps Road) DATE AND TIME: Russisy, April 8, 1986, at 10:30 a.m. PUBLIC NEARING: Room 106, County Office Building, 111 W Chee-apside Avenus, Towors, Maryland THIS IS TO CERTIFY, that the annexed advertisement was THIS IS TO CERTIFY, that the annexed advertisement was EVA MACRIS, et ux, : Case No. 86-373-A published in the TOWSON TIMES, a weekly newspaper printed Petitioners April 2, 1986 published in THE JEFFERSONIAN, a weekly newspaper printed The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zealing Variances to permit 0 feet side jerd setbacks in Neu of the required 30 feet and to permit 15 parking spaces in Neu of the required 18 spaces. :::::: and published in Towson, Baltimore County, Md., appearing on and published in Towson, Baltimore County, Md., appearing on ENTRY OF APPEARANCE The Zoning Commissioner of Balls-wore County, by authority of the Zoning Act and Reguladore of Bea-store County, will hold a public hear-March 20 , 19 86 March 19 19.86. S. Eric Dillenna, Esquire 406 West Pennsylvania Avenue Please enter the appearance of the People's Counscl in the Towson, Maryland 21204 parking spaces in heu of the required 18 spaces.

Being the property of Eva Macris, et ix, as shown on plat plan filed with the Zoning Office.

In the event that this Perition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of ARNOLD JABLON,
Zoning Commissioner Publish for Zoning Vertences to permit 0 field side yard setbacks in less of the required 30 feet and to permit 15 persong spaces in lieu of the required 18 apaces above-captioned matter. Notices should be sent f any hearing dates THE JEFFERSONIAN. RE: PETITION FOR ZONING VARIANCES TOWSON TIMES, NS/Joppa Rd., 68' NE of the c/1 Emge Rd. Being the property of Eve Mecrie, et UK. as shown on plut plan fied with the Zoning Office. or other proceedings in this matter and of the passage of any prelim-(1744 E. Joppa Rd.) 9th Election District In the event that this Publicated is inary or final Order. In the event that this Prelition(s) is granted, a building pennist may be granted, a building pennist may be peed period. The Zoning Commensioner will, however, entertain any request for a sittly of the interaction of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. Decetal: Eva Macris, et ux - Petitioners Case No. 86-373-A Cost of Advertising Dear Mr. DiNenna: Zoning Commissioner of Baltimore County Phyllis cole Friedman 24.75 People's Counsel for Baltimore County 38-25 This is to advise you that \$78.00 is due for advertising and posting of the above property. This fee must be paid before an THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Do not remove sign from property from the time it is placed by this office until the day of the hearing itself. Towson, MD 21204 494-2188 Please make the check payable to Baltimore County, Maryland, and remit ng, Towson, Maryland BALTIMORE COUNTY, MARYLAND I HEREBY CERTIFY that on this 18th day of March, 1986, a copy OFFICE OF FINANCE REVENUE DIVISION of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, MISCELLANEOUS CASH RECEIPT S. Eric DiNenna, P.A., 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney DATE 4/8/85 8--01-615-000 SIGN & POST TO BE for Petitioners. RETURNED AMOUNT \$ 79.00 RECEIVED S. Macris Peter Max Zimmerman Advertising 2 Posting re Case No. 85-373-A 8 3062\*\*\*\*\*71:0:4 30027 VALIDATION OR SIGNATURE OF CASHIER Wills March 31,1876
TO TO TO STATE OF THE COUNTY DINENNA, MANN & BRESCHI S. Eric DiNenna, Esquire March 7, 1986 S. Eric DiNenna, Esquire 4/8/85 early am a OK 406 West Pennsylvania Avenue February 28, 1986 ATTORNEYS AT LAW CERTIFICATE OF POSTING 406 West Pennsylvania Avenue Towson, Maryland 21204 ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland 21204 S. ERIC DINENNA, P.A. 406 WEST PENNSYLVANIA AVE. JAMES L. MANN, JR., P.A. TOWSON, MARYLAND 21264 GEORGE A. BRESCHI, P.A. NOTICE OF HEARING (301) 296-6820 ROBERT A. BRESCHI District 974 NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCES February 26, 1986 NS/Joppa Rd., 68' NE of the c/1 Emge Rd. RE: PETITION FOR ZONING VARIANCES (1744 E. Joppa Rd.) N/S Joppa Rd., 68' NE of the c/1 Emge Rd. Fra Macris, stex 9th Election District (1744 East Joppa Rd.) Zoning Commissioner for Baltimore County Eva Macris, et ux - Petitioners 9th Election District Location of property: NS Suppa Rd., 68' NE Enge Rd. Case No. 86-373-A County Office Building Eva Macris, et ux - Petitioners 1744 E. Joppa Case No. 86-373-A Towson, Maryland 21204 10:30 a.m. Location of Signe: Facing To Dea Rd, approx 17' Fr. Youd Way, on RE: 1744 E. Joppa Road Com Tuesday, April 8, 1986 Variance Request
Petitioner: Macris 12: Proporty of Petitioner Monday, March 31, 1986 Item No.: 248 PLACE: Room 106, County Office Building, 111 West Chesapeake PLACE: Room 106, County Office Building, 111 West Chesapeake Date of return: 3/21/86 Dear Mr. Commissioner: 86-373-A Avenue, Towson, Maryland Would you be so kind as to have your office contact me so the hearing Avenue, Towson, Maryland Number of Signe: can be set concerning the above-captioned matter that will not conflict with my Master hearings, your schedule, etc. Thank you for your cooperation. Çese\_Ho. 86-373∞A BALTIMORE COUNTY OFFICE OF PLANNING & ZONING SED:kar County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 cc: Mr. Macris BALTIMORE COUNTY, MARYLAND of Baltimore County oning Compassioner OFFICE OF FINANCE - REVENUE DIVISION of Baltimore County MISCELLANEOUS CASH, RECEIPT No. 016172 Your petition has been received and accepted for filing this AJ:med MOUNT \$ 120,00 Zoning Commissioner Received by: Petitioner Eva Hacris, et wa Chairman, Zoning Plans 8. Eric DiMenne, Esquire 3030\*42\*210000:a 026%F Advisory Committee

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APR 7 (0)

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## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO_Arnold_Jablon Zoning Commissioner	Date_March 24, 1986
FROM Norman E. Gerber, Director Office of Planning & Zoning	

This office shares the concerns expressed by the Department of Traffic Engineering's representative on the Zoning Plans Advisory Committee.

> NORMAN E. GERBER, AICP Directo Office of Planning and Zoning

NEG/JGH/dmi

2000

SUBJECT Zoning Petition No. 86-373-A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

S. Eric DiNenna, Esquire 406 West Pennsylvania Avenue Towson, Maryland 21204

> RE: Item No. 248 - Case No. 86-373-A Petitioners - Eva Macris, et ux Variance Petition

MEMBERS Bureau of Engineering Department of

Zoning Administration

Traffic Engineering

State Roads Commissio Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Hudkins Associates, Inc. 200 East Joppa Road Room 101, Shell Building Towson, Maryland 21204

A BALTIMORE COUNTY CFFICE OF FLANNING AND ZONING OWSON MARYLAND 2:201 NORMAN E. GERDER

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

MARCH 19, 1986

Re: Zoning Advisory Meeting of January 7, 1986 Iten + 248
Property Owner: EVA MACRIS, et al Location: NIS JOPPA RO. 68' WEOF &

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

(X)There are no site planning factors requiring comment. )A County Review Group Meeting is required.
)A County Review Group meeting as required.
)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

(.) This site is part of a larger tract: therfore it is defined as a subdivision. The plan must show the entire tract.

(.) A record plat will be required and must be recorded prior )The access is not satisfactory. )The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan. )This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
)Development of this site may constitute a potential conflict with the Baltimore County Master Plan. )The amended Development Plan was approved by the Planning Board On Landscaping: Must comply with dailinore County Landscape Manual.

The property is located in a deficient service area as defined by The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
[] The property is located in a traffic area controlled by a "D" level intersection as defined by Sill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. A WAIVER OF CRG PLDW WAS GROWTED BY PLANNING BOOKD ON 2/20/86 SEC FILE (W-86-26)

Chiar, Current Planning and Davelopment



STEPHEN E. COLLINS DIRECTOR

January 16, 1986

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 248 Property Owner: Location: Existing Zoning: Proposed Zoning:

Meeting of January 7, 1986 Eva Macris, et al

N/S Joppa Road, 68' NE of centerline Emge Road

Variance to allow a 0' side yard setback in lieu of 30', and to allow 15 parking spaces in lieu of 18 parking spaces

Acres: District:

Dear Mr. Jablon:

The requested variance to parking will tend to cause congestion on. the streets in the area.

Traffic Engineer Associate 1

MSF/bld

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner Office of Planning and Zoning County Office Building

Towson, Maryland 21204 Zoning Item # 348, Zoning Advisory Committee Meeting of Jav. 7, 1925

Property Owner: EVA MACCIS Location: N/S Joppa Rd., 68' NE OF & Emge Rd District 9th Water Supply Public Sawage Disposal Public

COMMENTS ARE AS FOLLOWS:

(5) square feet or more.

( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-

ments for such installation/s before work begins.

A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, v derground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. ( ) A permit to construct from the Division of Air Pollution Control is required

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

for any charbroiler operation which has a total cooking surface area of five

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information. contact the Recreational Hygiene Section, Division of Environmental Support Services.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and cil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 246 Zoning Advisory Committee Meeting of JAN. 7, 1986 (X) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Hanagement at 191-3768, regarding removal and/or of Water Quality and Waste Hanagement at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768. ( ) Soil percolation tests (have been/must be) conducted. The regults are valid until Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required. ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled. ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until

is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

SS 20 1283 (2) R

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586

cc: James Hoswell

Paul H. Reincke Chief

January 10, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Eva Macris

NS Joppa Road, 68' NE centerline Emge Road Item No. Zoning Agenda: Meeting of 1-7-86

Centlemen:

Pursuant to your request, the referenced property has been surveyed by chis Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 \*Life Safety Code\*, 1976 edition prior

( ) 6. Site plans are approved, as drawn. #########

( ) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and REVIEWER APPROVED APPROVED fire Prevention Bureau Planning Group
Special Inspection Division



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES DEPARTMENT OF PERMITS & LIC TOWSON, MARYLAND 21204 494-3610

February 11, 1986

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner

The state of the s

Comments on Item # 248 Zoning Advisory Committee Meeting are as follows:

Property Owner: Eva Macris, et al NS/Joppa Road, 68' NE of c/1 Emge Road

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

A building and other miscellaneous permits shall be required before the start of any construction.

A razing permit shall be required. C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

Commercial: Three sets of construction drawings seeled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seels are not acceptable.

E. All Use Groups except R-L Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-O to an interior lot line. N-L use Groups require a one bear wall if closer than 3'-O to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 501, Section 1507, Section 1506.2 and Table 1502. No openings are parasitted in an exterior wall within 3'-O of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table LO1 and 505 and have your Architect/Engineer contact this department

G. The requested variance appears to conflict with Section(s) \_\_\_\_\_\_ of the Baltimore

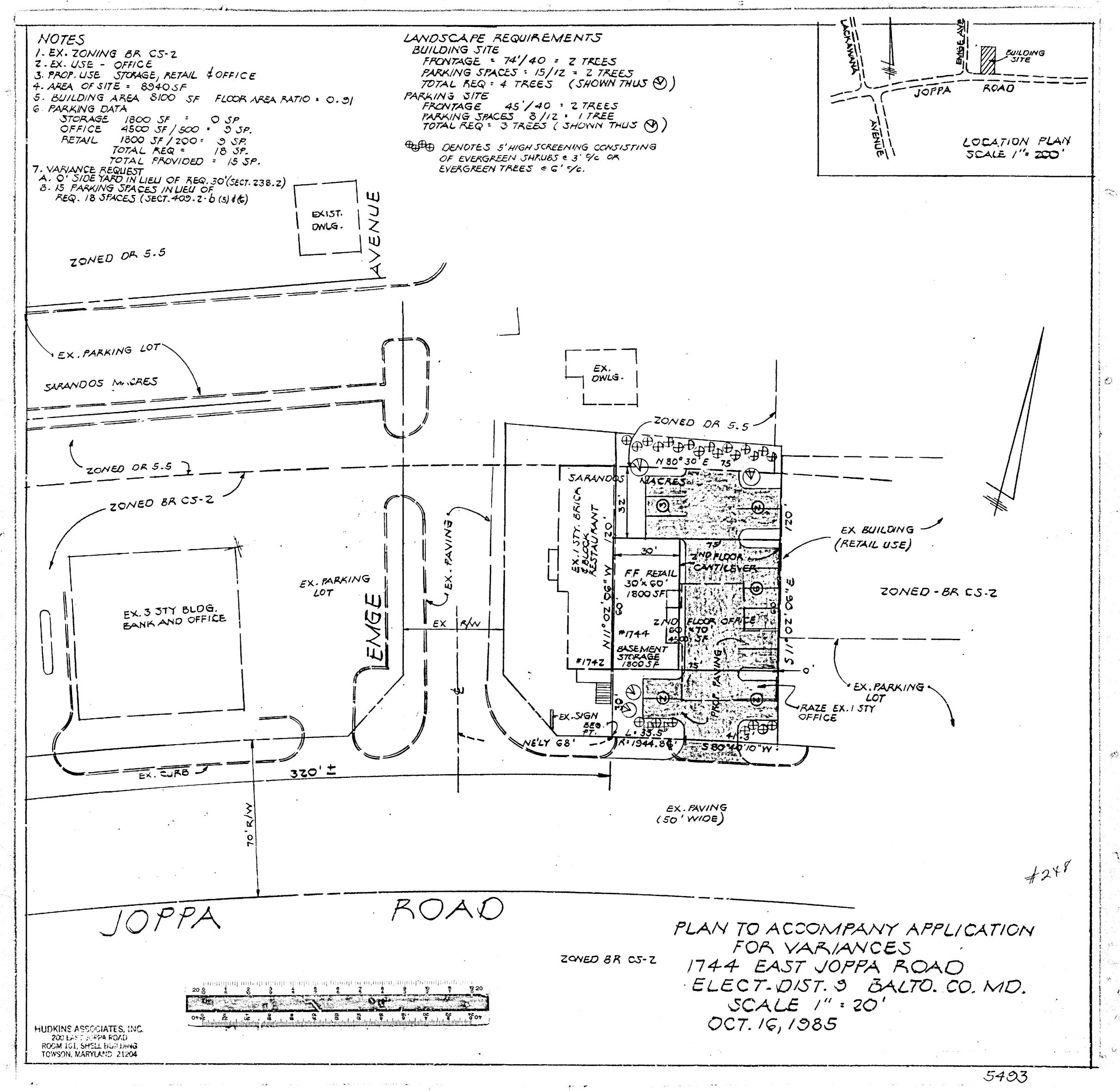
when filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use or Maryland architectural or to Mixed Uses A-3 (BB) . See Section 312 of the Building Code.

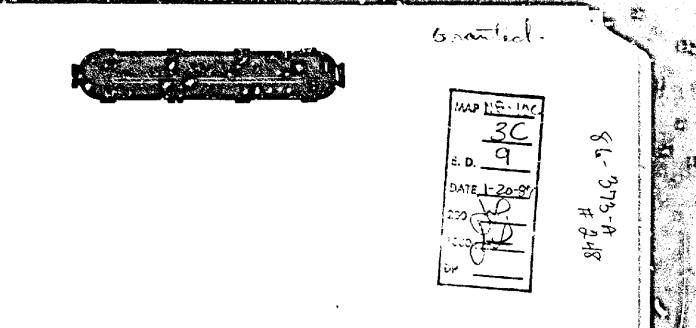
I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

SPECIAL NOTE:

Comments: The plan does not indicate if there are legitimate firewalls at the property lines dividing the buildings. It is possible sprinklers may be required throughout due to the mercantile use if it is a wood frame 5B type building. See Table 501, Table 101. Section 503.0. The Handicapped Code Shall be complied with under State Regulations. See also Section 505.2.

These abbreviated character reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the Country Office Building at 131 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 V. Chesapeake Avenue, Towson, Maryland 21204. Marko & Sumban.





COLUMBIA OFFICE WALTER PARK Registered Surveyor PHONE 730-9060

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TOWSON OFFICE HUDKINS ASSOCIATES, INC. Engineers, Surveyors and Landscape Architects 200 EAST JOPPA ROAD ROOM 101, SHELL BUILDING

TOWSON, MARYLAND 21204

PHONE: 828-9060

November 18, 1985

DESCRIPTION FOR ZONING VARIANCE -1744 EAST JOPPA ROAD:

Beginning at a point on the north side of Joppa Road (70 feet wide) distant northeasterly 68 feet from the point formed by the intersection of the north side of Joppa Road with the centerline of Emge Avenue thence North 11 degrees 02 minutes 06 seconds West 120 feet thence North 80 degrees 30 minutes East 75 feet thence South 11 degrees 02 minutes 06 seconds East 120 feet thence South 80 degrees 40 minutes 10 seconds West 41.3 feet thence along a curve to the left having a radius of 1944.86 feet for an arc length of 33.5 feet to the place of beginning.

Containing 8940 square feet of land more or less.

Malcolm E. Hudkins Registered Surveyor #5095 OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

S. Eric DiNenna, Esquire 406 W. Pennsylvania Avenue Towson, MD 21204

> RE: PETITION FOR VARIANCE N/S of Joppa Road, 68' NE of the centerline of Emge Road (1744 East Joppa Road) -9th Election District Eva Macris, et ux, Petitioners Case No. 86-373-A

Dear Mr. DiNenna:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, JEAN M. H. JUNG Députy Zoning Commissioner

JMHJ:bg Attachments

cc: People's Counsel

PETITION FOR ZONING VANIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 to allow a "0" feet/setbacksin lieu of 30 feet; Section 469.2.b(5) & (6) to allow 15 parking spaces in lieu of 18 parking spaces

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. Narrowness and size of property; 2. Location of property; 3. Other uses of properties in the immediate area; 4. And other reasons to be set forth at time of hearing. 200 J. . 1000 J. .

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property

	which is the subject of this Petition.
contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Eva Macris (Type or Print Name)
Signature	Asa Macris Signature
Address	Sarandos Macris (Type or Print Name)
City and State	Signature a Maen,
ttorney for Petitioner:	
S. Eric DiNenna PA.	1742 E. Joppa Road
(Typefor Fint Name)	Address Phone No.
Signature	Baltimore, Maryland 21234 City and State
406 W. Pennsylvania Ayenue Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Towson, Maryland 21204 City and State	-S Eric DiNenna. P.A.
ttorney's Telephone No.: _296-6820	Address Phone No.
ORDERED By The Zoning Commissioner of 1	1 - 121

of \_\_\_\_\_ March \_\_\_\_\_, 19\_86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

IN RE: PETITION FOR VARIANCE N/S of Joppa Road, 68' NE of the centerline of Emge Road (1744 East Joppa Road) -

stead of the required 18 spaces.

testants.

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0.9

9th Election District Eva Macris, et ux, Petitioners \* DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 86-373-A

BEFORE THE

The Petitioners herein request variances to permit side yard setbacks of zero feet instead of the required 30 feet and to permit 15 parking spaces in-

\* \* \* \* \* \* \* \* \* \*

Testimony indicated that the subject property is improved with an old dwelling used primarily as a sales office. The Petitioners propose to raze the dwelling and construct a two-level building to be utilized for offices. The first floor, 30' x 60', will provide 1800 square feet of retail space. The second floor, 60' x 75', will be cantilevered, extend from property line to property line, and share common walls with existing buildings on each side. A building providing any less square footage would not be economically feasible. Baltimore County Landscape Manual requirements will be met. There were no Pro-

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the priances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore this 10 day of April, 1986, that the herein Petition for Varito permit side yard setbacks of zero feet in lieu of the required 30 feet o permit 15 parking spaces in lieu of the required 18 spaces, in accordance

with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. If placement of supports for the cantilevered second floor permit, an additional parking space shall be provided along the east side of the property.

of Baltimore County

JMHJ:bg

PETITION FOR ZONING VARIANCES

9th Election District

North Side of Joppa Road, 68 feet Northeast of the Centerline of Emge Road (1744 East Joppa Road)

DATE AND TIME: Tuesday, April 8, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Perition for Zoning Variances to permit O feet side yard setbacks in lieu of the required 30 feet and to permit 15 parking spaces in lieu of the required 18 spaces

Being the property of \_\_\_\_\_ Eva Macris, et ux \_, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION FOR ZONING VARIANCES

9th Election District

North Side of Joppa Road, 68 feet Northeast of the Centerline of Emge Road (1744 East Joppa Road)

DATE AND TIME: Monday, March 31, 1986, at 10:45 a.m.

Regulations of Baltimore County, will hold a public hearing:

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

Petition for Zoning Variances to permit zero feet side yard setbacks in lieu of the required 30 feet and 15 parking spaces in lieu of the required 18 parking spaces

Being the property of Eva Macris, et ux . as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 CERTIFICATE OF PUBLICATION CERTIFICATE OF PUBLICATION PETITION FOR ZONING : BEFORE THE ZONING COMMISSIONER VARIANCES
9th Election District RE: PETITION FOR VARIANCES N/S Joppa Rd., 68' NE LOCATION: North Side of Joppa Road, 68 feet Northeast of the Cen-terline of Emge Road (1744 East Joppa Road) DATE AND TIME: Thesday, April 8, 1986, at 10:30 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Townon, Maryland of the C/L Emge Rd. OF BALTIMORE COUNTY PETITION FOR ZONING WARMACES SIN SISSION DISING March 20 ARNOLD JABLON ZONING COMMISSIONER TOWSON, MD., \_\_\_\_ (1744 E. Joppa Rd.) 9th District JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER LOCATION: North Side at Jopps Road, 8t feet Northeast of the Cen-terine of Errgs Road (1744 East Jopps Road) DATE AND TIME: Russisy, April 8, 1986, at 10:30 a.m. PUBLIC NEARING: Room 106, County Office Building, 111 W Chee-apside Avenus, Towors, Maryland THIS IS TO CERTIFY, that the annexed advertisement was THIS IS TO CERTIFY, that the annexed advertisement was EVA MACRIS, et ux, : Case No. 86-373-A published in the TOWSON TIMES, a weekly newspaper printed Petitioners April 2, 1986 published in THE JEFFERSONIAN, a weekly newspaper printed The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zealing Variances to permit 0 feet side jerd setbacks in Neu of the required 30 feet and to permit 15 parking spaces in Neu of the required 18 spaces. :::::: and published in Towson, Baltimore County, Md., appearing on and published in Towson, Baltimore County, Md., appearing on ENTRY OF APPEARANCE The Zoning Commissioner of Balls-wore County, by authority of the Zoning Act and Reguladore of Bea-store County, will hold a public hear-March 20 , 19 86 March 19 19.86. S. Eric Dillenna, Esquire 406 West Pennsylvania Avenue Please enter the appearance of the People's Counscl in the Towson, Maryland 21204 parking spaces in heu of the required 18 spaces.

Being the property of Eva Macris, et ix, as shown on plat plan filed with the Zoning Office.

In the event that this Perition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of ARNOLD JABLON,
Zoning Commissioner Publish for Zoning Vertences to permit 0 field side yard setbacks in less of the required 30 feet and to permit 15 persong spaces in lieu of the required 18 apaces above-captioned matter. Notices should be sent f any hearing dates THE JEFFERSONIAN. RE: PETITION FOR ZONING VARIANCES TOWSON TIMES, NS/Joppa Rd., 68' NE of the c/1 Emge Rd. Being the property of Eve Mecrie, et UK. as shown on plut plan fied with the Zoning Office. or other proceedings in this matter and of the passage of any prelim-(1744 E. Joppa Rd.) 9th Election District In the event that this Publicated is inary or final Order. In the event that this Prelition(s) is granted, a building pennist may be granted, a building pennist may be peed period. The Zoning Commensioner will, however, entertain any request for a sittly of the interaction of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. Decetal: Eva Macris, et ux - Petitioners Case No. 86-373-A Cost of Advertising Dear Mr. DiNenna: Zoning Commissioner of Baltimore County Phyllis cole Friedman 24.75 People's Counsel for Baltimore County 38-25 This is to advise you that \$78.00 is due for advertising and posting of the above property. This fee must be paid before an THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Do not remove sign from property from the time it is placed by this office until the day of the hearing itself. Towson, MD 21204 494-2188 Please make the check payable to Baltimore County, Maryland, and remit ng, Towson, Maryland BALTIMORE COUNTY, MARYLAND I HEREBY CERTIFY that on this 18th day of March, 1986, a copy OFFICE OF FINANCE REVENUE DIVISION of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, MISCELLANEOUS CASH RECEIPT S. Eric DiNenna, P.A., 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney DATE 4/8/85 8--01-615-000 SIGN & POST TO BE for Petitioners. RETURNED AMOUNT \$ 79.00 RECEIVED S. Macris Peter Max Zimmerman Advertising 2 Posting re Case No. 85-373-A 8 3062\*\*\*\*\*71:0:4 30027 VALIDATION OR SIGNATURE OF CASHIER Wills March 31,1876
TO TO TO STATE OF THE COUNTY DINENNA, MANN & BRESCHI S. Eric DiNenna, Esquire March 7, 1986 S. Eric DiNenna, Esquire 4/8/85 early am a OK 406 West Pennsylvania Avenue February 28, 1986 ATTORNEYS AT LAW CERTIFICATE OF POSTING 406 West Pennsylvania Avenue Towson, Maryland 21204 ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland 21204 S. ERIC DINENNA, P.A. 406 WEST PENNSYLVANIA AVE. JAMES L. MANN, JR., P.A. TOWSON, MARYLAND 21264 GEORGE A. BRESCHI, P.A. NOTICE OF HEARING (301) 296-6820 ROBERT A. BRESCHI District 974 NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCES February 26, 1986 NS/Joppa Rd., 68' NE of the c/1 Emge Rd. RE: PETITION FOR ZONING VARIANCES (1744 E. Joppa Rd.) N/S Joppa Rd., 68' NE of the c/1 Emge Rd. Fra Macris, stex 9th Election District (1744 East Joppa Rd.) Zoning Commissioner for Baltimore County Eva Macris, et ux - Petitioners 9th Election District Location of property: NS Suppa Rd., 68' NE Enge Rd. Case No. 86-373-A County Office Building Eva Macris, et ux - Petitioners 1744 E. Joppa Case No. 86-373-A Towson, Maryland 21204 10:30 a.m. Location of Signe: Facing To Dea Rd, approx 17' Fr. Youd Way, on RE: 1744 E. Joppa Road Com Tuesday, April 8, 1986 Variance Request
Petitioner: Macris 12: Proporty of Petitioner Monday, March 31, 1986 Item No.: 248 PLACE: Room 106, County Office Building, 111 West Chesapeake PLACE: Room 106, County Office Building, 111 West Chesapeake Date of return: 3/21/86 Dear Mr. Commissioner: 86-373-A Avenue, Towson, Maryland Would you be so kind as to have your office contact me so the hearing Avenue, Towson, Maryland Number of Signe: can be set concerning the above-captioned matter that will not conflict with my Master hearings, your schedule, etc. Thank you for your cooperation. Çese\_Ho. 86-373∞A BALTIMORE COUNTY OFFICE OF PLANNING & ZONING SED:kar County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 cc: Mr. Macris BALTIMORE COUNTY, MARYLAND of Baltimore County oning Compassioner OFFICE OF FINANCE - REVENUE DIVISION of Baltimore County MISCELLANEOUS CASH, RECEIPT No. 016172 Your petition has been received and accepted for filing this AJ:med MOUNT \$ 120,00 Zoning Commissioner Received by: Petitioner Eva Hacris, et wa Chairman, Zoning Plans 8. Eric DiMenne, Esquire 3030\*42\*210000:a 026%F Advisory Committee

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APR 7 (0)

7 :007

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO_Arnold_Jablon Zoning Commissioner	Date_March 24, 1986
FROM Norman E. Gerber, Director Office of Planning & Zoning	

This office shares the concerns expressed by the Department of Traffic Engineering's representative on the Zoning Plans Advisory Committee.

> NORMAN E. GERBER, AICP Directo Office of Planning and Zoning

NEG/JGH/dmi

2000

SUBJECT Zoning Petition No. 86-373-A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

S. Eric DiNenna, Esquire 406 West Pennsylvania Avenue Towson, Maryland 21204

> RE: Item No. 248 - Case No. 86-373-A Petitioners - Eva Macris, et ux Variance Petition

MEMBERS Bureau of Engineering Department of

Zoning Administration

Traffic Engineering

State Roads Commissio Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Hudkins Associates, Inc. 200 East Joppa Road Room 101, Shell Building Towson, Maryland 21204

A BALTIMORE COUNTY CFFICE OF FLANNING AND ZONING OWSON MARYLAND 2:201 NORMAN E. GERDER

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

MARCH 19, 1986

Re: Zoning Advisory Meeting of January 7, 1986 Iten + 248
Property Owner: EVA MACRIS, et al Location: NIS JOPPA RO. 68' WEOF &

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

(X)There are no site planning factors requiring comment. )A County Review Group Meeting is required.
)A County Review Group meeting as required.
)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

(.) This site is part of a larger tract: therfore it is defined as a subdivision. The plan must show the entire tract.

(.) A record plat will be required and must be recorded prior )The access is not satisfactory. )The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan. )This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
)Development of this site may constitute a potential conflict with the Baltimore County Master Plan. )The amended Development Plan was approved by the Planning Board On Landscaping: Must comply with dailinore County Landscape Manual.

The property is located in a deficient service area as defined by The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
[] The property is located in a traffic area controlled by a "D" level intersection as defined by Sill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. A WAIVER OF CRG PLDW WAS GROWTED BY PLANNING BOOKD ON 2/20/86 SEC FILE (W-86-26)

Chiar, Current Planning and Davelopment



STEPHEN E. COLLINS DIRECTOR

January 16, 1986

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 248 Property Owner: Location: Existing Zoning: Proposed Zoning:

Meeting of January 7, 1986 Eva Macris, et al

N/S Joppa Road, 68' NE of centerline Emge Road

Variance to allow a 0' side yard setback in lieu of 30', and to allow 15 parking spaces in lieu of 18 parking spaces

Acres: District:

Dear Mr. Jablon:

The requested variance to parking will tend to cause congestion on. the streets in the area.

Traffic Engineer Associate 1

MSF/bld

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner Office of Planning and Zoning County Office Building

Towson, Maryland 21204 Zoning Item # 348, Zoning Advisory Committee Meeting of Jav. 7, 1925

Property Owner: EVA MACCIS Location: N/S Joppa Rd., 68' NE OF & Emge Rd District 9th Water Supply Public Sawage Disposal Public

COMMENTS ARE AS FOLLOWS:

(5) square feet or more.

( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-

ments for such installation/s before work begins.

A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, v derground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. ( ) A permit to construct from the Division of Air Pollution Control is required

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

for any charbroiler operation which has a total cooking surface area of five

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information. contact the Recreational Hygiene Section, Division of Environmental Support Services.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and cil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 246 Zoning Advisory Committee Meeting of JAN. 7, 1986 (X) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Hanagement at 191-3768, regarding removal and/or of Water Quality and Waste Hanagement at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768. ( ) Soil percolation tests (have been/must be) conducted. The regults are valid until Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required. ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled. ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until

is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

SS 20 1283 (2) R

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586

cc: James Hoswell

Paul H. Reincke Chief

January 10, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Eva Macris

NS Joppa Road, 68' NE centerline Emge Road Item No. Zoning Agenda: Meeting of 1-7-86

Centlemen:

Pursuant to your request, the referenced property has been surveyed by chis Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 \*Life Safety Code\*, 1976 edition prior

( ) 6. Site plans are approved, as drawn. #########

( ) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and REVIEWER APPROVED APPROVED fire Prevention Bureau Planning Group
Special Inspection Division



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES DEPARTMENT OF PERMITS & LIC TOWSON, MARYLAND 21204 494-3610

February 11, 1986

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner

The state of the s

Comments on Item # 248 Zoning Advisory Committee Meeting are as follows:

Property Owner: Eva Macris, et al NS/Joppa Road, 68' NE of c/1 Emge Road

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

A building and other miscellaneous permits shall be required before the start of any construction.

A razing permit shall be required. C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

Commercial: Three sets of construction drawings seeled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seels are not acceptable.

E. All Use Groups except R-L Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-O to an interior lot line. N-L use Groups require a one bear wall if closer than 3'-O to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 501, Section 1507, Section 1506.2 and Table 1502. No openings are parasitted in an exterior wall within 3'-O of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table LO1 and 505 and have your Architect/Engineer contact this department

G. The requested variance appears to conflict with Section(s) \_\_\_\_\_\_ of the Baltimore

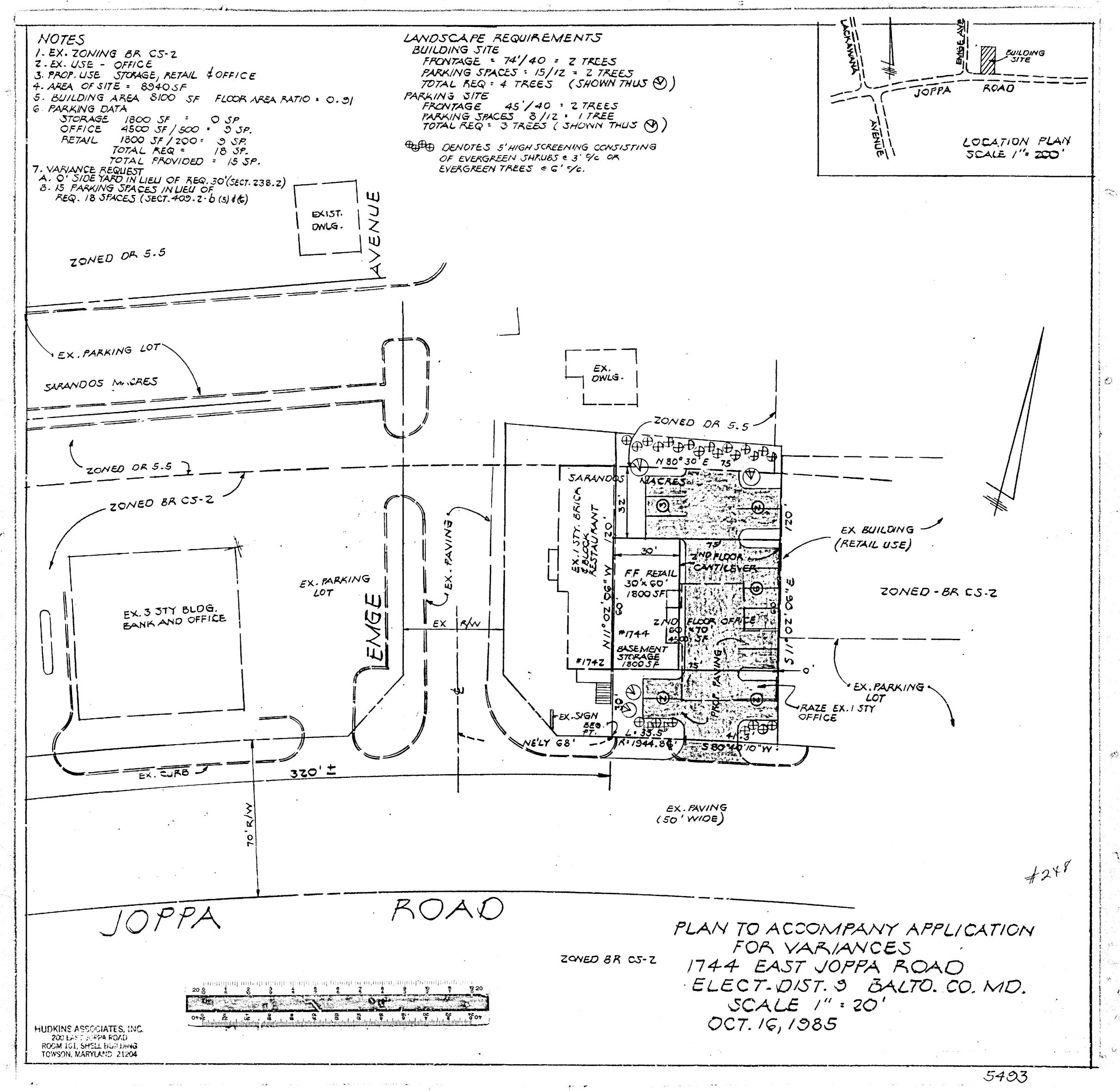
when filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use or Maryland architectural or to Mixed Uses A-3 (BB) . See Section 312 of the Building Code.

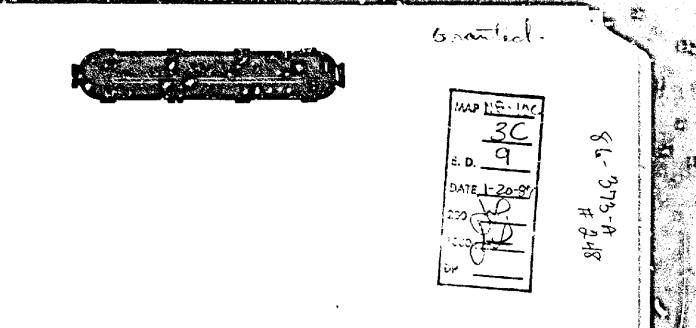
I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

SPECIAL NOTE:

Comments: The plan does not indicate if there are legitimate firewalls at the property lines dividing the buildings. It is possible sprinklers may be required throughout due to the mercantile use if it is a wood frame 5B type building. See Table 501, Table 101. Section 503.0. The Handicapped Code Shall be complied with under State Regulations. See also Section 505.2.

These abbreviated character reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the Country Office Building at 131 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 V. Chesapeake Avenue, Towson, Maryland 21204. Marko & Sumban.





COLUMBIA OFFICE WALTER PARK Registered Surveyor PHONE 730-9060

0

TOWSON OFFICE HUDKINS ASSOCIATES, INC. Engineers, Surveyors and Landscape Architects 200 EAST JOPPA ROAD ROOM 101, SHELL BUILDING

TOWSON, MARYLAND 21204

PHONE: 828-9060

November 18, 1985

DESCRIPTION FOR ZONING VARIANCE -1744 EAST JOPPA ROAD:

Beginning at a point on the north side of Joppa Road (70 feet wide) distant northeasterly 68 feet from the point formed by the intersection of the north side of Joppa Road with the centerline of Emge Avenue thence North 11 degrees 02 minutes 06 seconds West 120 feet thence North 80 degrees 30 minutes East 75 feet thence South 11 degrees 02 minutes 06 seconds East 120 feet thence South 80 degrees 40 minutes 10 seconds West 41.3 feet thence along a curve to the left having a radius of 1944.86 feet for an arc length of 33.5 feet to the place of beginning.

Containing 8940 square feet of land more or less.

Malcolm E. Hudkins Registered Surveyor #5095 OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

S. Eric DiNenna, Esquire 406 W. Pennsylvania Avenue Towson, MD 21204

> RE: PETITION FOR VARIANCE N/S of Joppa Road, 68' NE of the centerline of Emge Road (1744 East Joppa Road) -9th Election District Eva Macris, et ux, Petitioners Case No. 86-373-A

Dear Mr. DiNenna:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, JEAN M. H. JUNG Députy Zoning Commissioner

JMHJ:bg Attachments

cc: People's Counsel

PETITION FOR ZONING VANIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 to allow a "0" feet/setbacksin lieu of 30 feet; Section 469.2.b(5) & (6) to allow 15 parking spaces in lieu of 18 parking spaces

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) 1. Narrowness and size of property; 2. Location of property; 3. Other uses of properties in the immediate area; 4. And other reasons to be set forth at time of hearing. 200 J. . 1000 J. .

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property

	which is the subject of this Petition.
contract Purchaser:	Legal Owner(s):
(Type or Print Name)	Eva Macris (Type or Print Name)
Signature	Asa Macris Signature
Address	Sarandos Macris (Type or Print Name)
City and State	Signature a Maen,
ttorney for Petitioner:	
S. Eric DiNenna PA.	1742 E. Joppa Road
(Typefor Fint Name)	Address Phone No.
Signature	Baltimore, Maryland 21234 City and State
406 W. Pennsylvania Ayenue Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Towson, Maryland 21204 City and State	-S Eric DiNenna. P.A.
ttorney's Telephone No.: _296-6820	Address Phone No.
ORDERED By The Zoning Commissioner of 1	1 - 121

of \_\_\_\_\_ March \_\_\_\_\_, 19\_86, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

IN RE: PETITION FOR VARIANCE N/S of Joppa Road, 68' NE of the centerline of Emge Road (1744 East Joppa Road) -

stead of the required 18 spaces.

testants.

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9th Election District Eva Macris, et ux, Petitioners \* DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 86-373-A

BEFORE THE

The Petitioners herein request variances to permit side yard setbacks of zero feet instead of the required 30 feet and to permit 15 parking spaces in-

\* \* \* \* \* \* \* \* \* \*

Testimony indicated that the subject property is improved with an old dwelling used primarily as a sales office. The Petitioners propose to raze the dwelling and construct a two-level building to be utilized for offices. The first floor, 30' x 60', will provide 1800 square feet of retail space. The second floor, 60' x 75', will be cantilevered, extend from property line to property line, and share common walls with existing buildings on each side. A building providing any less square footage would not be economically feasible. Baltimore County Landscape Manual requirements will be met. There were no Pro-

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZR) would result in practical difficulty and unreasonable hardship upon the Petitioners, and the granting of the variances requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the priances should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore this 10 day of April, 1986, that the herein Petition for Varito permit side yard setbacks of zero feet in lieu of the required 30 feet o permit 15 parking spaces in lieu of the required 18 spaces, in accordance

with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. If placement of supports for the cantilevered second floor permit, an additional parking space shall be provided along the east side of the property.

of Baltimore County

JMHJ:bg

PETITION FOR ZONING VARIANCES

9th Election District

North Side of Joppa Road, 68 feet Northeast of the Centerline of Emge Road (1744 East Joppa Road)

DATE AND TIME: Tuesday, April 8, 1986, at 10:30 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Perition for Zoning Variances to permit O feet side yard setbacks in lieu of the required 30 feet and to permit 15 parking spaces in lieu of the required 18 spaces

Being the property of \_\_\_\_\_ Eva Macris, et ux \_, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

PETITION FOR ZONING VARIANCES

9th Election District

North Side of Joppa Road, 68 feet Northeast of the Centerline of Emge Road (1744 East Joppa Road)

DATE AND TIME: Monday, March 31, 1986, at 10:45 a.m.

Regulations of Baltimore County, will hold a public hearing:

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and

Petition for Zoning Variances to permit zero feet side yard setbacks in lieu of the required 30 feet and 15 parking spaces in lieu of the required 18 parking spaces

Being the property of Eva Macris, et ux . as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

> BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353 CERTIFICATE OF PUBLICATION CERTIFICATE OF PUBLICATION PETITION FOR ZONING : BEFORE THE ZONING COMMISSIONER VARIANCES
9th Election District RE: PETITION FOR VARIANCES N/S Joppa Rd., 68' NE LOCATION: North Side of Joppa Road, 68 feet Northeast of the Cen-terline of Emge Road (1744 East Joppa Road) DATE AND TIME: Thesday, April 8, 1986, at 10:30 a.m. PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Townon, Maryland of the C/L Emge Rd. OF BALTIMORE COUNTY PETITION FOR ZONING WARMACES SIN SISSION DISING March 20 ARNOLD JABLON ZONING COMMISSIONER TOWSON, MD., \_\_\_\_ (1744 E. Joppa Rd.) 9th District JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER LOCATION: North Side at Jopps Road, 8t feet Northeast of the Cen-terine of Errgs Road (1744 East Jopps Road) DATE AND TIME: Russisy, April 8, 1986, at 10:30 a.m. PUBLIC NEARING: Room 106, County Office Building, 111 W Chee-apside Avenus, Towors, Maryland THIS IS TO CERTIFY, that the annexed advertisement was THIS IS TO CERTIFY, that the annexed advertisement was EVA MACRIS, et ux, : Case No. 86-373-A published in the TOWSON TIMES, a weekly newspaper printed Petitioners April 2, 1986 published in THE JEFFERSONIAN, a weekly newspaper printed The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zealing Variances to permit 0 feet side jerd setbacks in Neu of the required 30 feet and to permit 15 parking spaces in Neu of the required 18 spaces. :::::: and published in Towson, Baltimore County, Md., appearing on and published in Towson, Baltimore County, Md., appearing on ENTRY OF APPEARANCE The Zoning Commissioner of Balls-wore County, by authority of the Zoning Act and Reguladore of Bea-store County, will hold a public hear-March 20 , 19 86 March 19 19.86. S. Eric Dillenna, Esquire 406 West Pennsylvania Avenue Please enter the appearance of the People's Counscl in the Towson, Maryland 21204 parking spaces in heu of the required 18 spaces.

Being the property of Eva Macris, et ix, as shown on plat plan filed with the Zoning Office.

In the event that this Perition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of ARNOLD JABLON,
Zoning Commissioner Publish for Zoning Vertences to permit 0 field side yard setbacks in less of the required 30 feet and to permit 15 persong spaces in lieu of the required 18 apaces above-captioned matter. Notices should be sent f any hearing dates THE JEFFERSONIAN. RE: PETITION FOR ZONING VARIANCES TOWSON TIMES, NS/Joppa Rd., 68' NE of the c/1 Emge Rd. Being the property of Eve Mecrie, et UK. as shown on plut plan fied with the Zoning Office. or other proceedings in this matter and of the passage of any prelim-(1744 E. Joppa Rd.) 9th Election District In the event that this Publicated is inary or final Order. In the event that this Prelition(s) is granted, a building pennist may be granted, a building pennist may be peed period. The Zoning Commensioner will, however, entertain any request for a sittly of the interaction of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. Decetal: Eva Macris, et ux - Petitioners Case No. 86-373-A Cost of Advertising Dear Mr. DiNenna: Zoning Commissioner of Baltimore County Phyllis cole Friedman 24.75 People's Counsel for Baltimore County 38-25 This is to advise you that \$78.00 is due for advertising and posting of the above property. This fee must be paid before an THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED. Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Do not remove sign from property from the time it is placed by this office until the day of the hearing itself. Towson, MD 21204 494-2188 Please make the check payable to Baltimore County, Maryland, and remit ng, Towson, Maryland BALTIMORE COUNTY, MARYLAND I HEREBY CERTIFY that on this 18th day of March, 1986, a copy OFFICE OF FINANCE REVENUE DIVISION of the foregoing Entry of Appearance was mailed to S. Eric DiNenna, Esquire, MISCELLANEOUS CASH RECEIPT S. Eric DiNenna, P.A., 406 W. Pennsylvania Ave., Towson, MD 21204, Attorney DATE 4/8/85 8--01-615-000 SIGN & POST TO BE for Petitioners. RETURNED AMOUNT \$ 79.00 RECEIVED S. Macris Peter Max Zimmerman Advertising 2 Posting re Case No. 85-373-A 8 3062\*\*\*\*\*71:0:4 30027 VALIDATION OR SIGNATURE OF CASHIER Wills March 31,1876
TO TO TO STATE OF THE COUNTY DINENNA, MANN & BRESCHI S. Eric DiNenna, Esquire March 7, 1986 S. Eric DiNenna, Esquire 4/8/85 early am a OK 406 West Pennsylvania Avenue February 28, 1986 ATTORNEYS AT LAW CERTIFICATE OF POSTING 406 West Pennsylvania Avenue Towson, Maryland 21204 ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland 21204 S. ERIC DINENNA, P.A. 406 WEST PENNSYLVANIA AVE. JAMES L. MANN, JR., P.A. TOWSON, MARYLAND 21264 GEORGE A. BRESCHI, P.A. NOTICE OF HEARING (301) 296-6820 ROBERT A. BRESCHI District 974 NOTICE OF HEARING RE: PETITION FOR ZONING VARIANCES February 26, 1986 NS/Joppa Rd., 68' NE of the c/1 Emge Rd. RE: PETITION FOR ZONING VARIANCES (1744 E. Joppa Rd.) N/S Joppa Rd., 68' NE of the c/1 Emge Rd. Fra Macris, stex 9th Election District (1744 East Joppa Rd.) Zoning Commissioner for Baltimore County Eva Macris, et ux - Petitioners 9th Election District Location of property: NS Suppa Rd., 68' NE Enge Rd. Case No. 86-373-A County Office Building Eva Macris, et ux - Petitioners 1744 E. Joppa Case No. 86-373-A Towson, Maryland 21204 10:30 a.m. Location of Signe: Facing To Dea Rd, approx 17' Fr. Youd Way, on RE: 1744 E. Joppa Road Com Tuesday, April 8, 1986 Variance Request
Petitioner: Macris 12: Proporty of Petitioner Monday, March 31, 1986 Item No.: 248 PLACE: Room 106, County Office Building, 111 West Chesapeake PLACE: Room 106, County Office Building, 111 West Chesapeake Date of return: 3/21/86 Dear Mr. Commissioner: 86-373-A Avenue, Towson, Maryland Would you be so kind as to have your office contact me so the hearing Avenue, Towson, Maryland Number of Signe: can be set concerning the above-captioned matter that will not conflict with my Master hearings, your schedule, etc. Thank you for your cooperation. Çese\_Ho. 86-373∞A BALTIMORE COUNTY OFFICE OF PLANNING & ZONING SED:kar County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 cc: Mr. Macris BALTIMORE COUNTY, MARYLAND of Baltimore County oning Compassioner OFFICE OF FINANCE - REVENUE DIVISION of Baltimore County MISCELLANEOUS CASH, RECEIPT No. 016172 Your petition has been received and accepted for filing this AJ:med MOUNT \$ 120,00 Zoning Commissioner Received by: Petitioner Eva Hacris, et wa Chairman, Zoning Plans 8. Eric DiMenne, Esquire 3030\*42\*210000:a 026%F Advisory Committee

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APR 7 (0)

7 :007

## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO_Arnold_Jablon Zoning Commissioner	Date_March 24, 1986
FROM Norman E. Gerber, Director Office of Planning & Zoning	

This office shares the concerns expressed by the Department of Traffic Engineering's representative on the Zoning Plans Advisory Committee.

> NORMAN E. GERBER, AICP Directo Office of Planning and Zoning

NEG/JGH/dmi

2000

SUBJECT Zoning Petition No. 86-373-A

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 5, 1986

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

S. Eric DiNenna, Esquire 406 West Pennsylvania Avenue Towson, Maryland 21204

> RE: Item No. 248 - Case No. 86-373-A Petitioners - Eva Macris, et ux Variance Petition

MEMBERS Bureau of Engineering Department of

Zoning Administration

Traffic Engineering

State Roads Commissio Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education

Dear Mr. DiNenna:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

> Very truly yours, JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:nr

Enclosures

cc: Hudkins Associates, Inc. 200 East Joppa Road Room 101, Shell Building Towson, Maryland 21204

A BALTIMORE COUNTY CFFICE OF FLANNING AND ZONING OWSON MARYLAND 2:201 NORMAN E. GERDER

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

MARCH 19, 1986

Re: Zoning Advisory Meeting of January 7, 1986 Iten + 248
Property Owner: EVA MACRIS, et al Location: NIS JOPPA RO. 68' WEOF &

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

(X)There are no site planning factors requiring comment. )A County Review Group Meeting is required.
)A County Review Group meeting as required.
)A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.

(.) This site is part of a larger tract: therfore it is defined as a subdivision. The plan must show the entire tract.

(.) A record plat will be required and must be recorded prior )The access is not satisfactory. )The circulation on this site is not satisfactory. The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan. )This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-93 of the Development Regulations.
)Development of this site may constitute a potential conflict with the Baltimore County Master Plan. )The amended Development Plan was approved by the Planning Board On Landscaping: Must comply with dailinore County Landscape Manual.

The property is located in a deficient service area as defined by The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
[] The property is located in a traffic area controlled by a "D" level intersection as defined by Sill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. A WAIVER OF CRG PLDW WAS GROWTED BY PLANNING BOOKD ON 2/20/86 SEC FILE (W-86-26)

Chiar, Current Planning and Davelopment



STEPHEN E. COLLINS DIRECTOR

January 16, 1986

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> Item No. 248 Property Owner: Location: Existing Zoning: Proposed Zoning:

Meeting of January 7, 1986 Eva Macris, et al

N/S Joppa Road, 68' NE of centerline Emge Road

Variance to allow a 0' side yard setback in lieu of 30', and to allow 15 parking spaces in lieu of 18 parking spaces

Acres: District:

Dear Mr. Jablon:

The requested variance to parking will tend to cause congestion on. the streets in the area.

Traffic Engineer Associate 1

MSF/bld

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner Office of Planning and Zoning County Office Building

Towson, Maryland 21204 Zoning Item # 348, Zoning Advisory Committee Meeting of Jav. 7, 1925

Property Owner: EVA MACCIS Location: N/S Joppa Rd., 68' NE OF & Emge Rd District 9th Water Supply Public Sawage Disposal Public

COMMENTS ARE AS FOLLOWS:

(5) square feet or more.

( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.

( ) Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain require-

ments for such installation/s before work begins.

A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, v derground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. ( ) A permit to construct from the Division of Air Pollution Control is required

( ) Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.

for any charbroiler operation which has a total cooking surface area of five

( ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information. contact the Recreational Hygiene Section, Division of Environmental Support Services.

( ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.

( ) If lubrication work and cil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Zoning Item # 246 Zoning Advisory Committee Meeting of JAN. 7, 1986 (X) Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Hanagement at 191-3768, regarding removal and/or of Water Quality and Waste Hanagement at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. ( ) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768. ( ) Soil percolation tests (have been/must be) conducted. The regults are valid until Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required. ( ) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled. ( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until

is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit ( ) Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples. ( ) If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

SS 20 1283 (2) R

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586

cc: James Hoswell

Paul H. Reincke Chief

January 10, 1986

Mr. Arnold Jablon Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, Maryland 21204

Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

RE: Property Owner: Eva Macris

NS Joppa Road, 68' NE centerline Emge Road Item No. Zoning Agenda: Meeting of 1-7-86

Centlemen:

Pursuant to your request, the referenced property has been surveyed by chis Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( X) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 \*Life Safety Code\*, 1976 edition prior

( ) 6. Site plans are approved, as drawn. #########

( ) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and REVIEWER APPROVED APPROVED fire Prevention Bureau Planning Group
Special Inspection Division



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES DEPARTMENT OF PERMITS & LIC TOWSON, MARYLAND 21204 494-3610

February 11, 1986

TED ZALESKI, JR. DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner

The state of the s

Comments on Item # 248 Zoning Advisory Committee Meeting are as follows:

Property Owner: Eva Macris, et al NS/Joppa Road, 68' NE of c/1 Emge Road

All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1980) and other applicable Codes and Standards.

A building and other miscellaneous permits shall be required before the start of any construction.

A razing permit shall be required. C. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

Commercial: Three sets of construction drawings seeled and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seels are not acceptable.

E. All Use Groups except R-L Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-O to an interior lot line. N-L use Groups require a one bear wall if closer than 3'-O to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 501, Section 1507, Section 1506.2 and Table 1502. No openings are parasitted in an exterior wall within 3'-O of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table LO1 and 505 and have your Architect/Engineer contact this department

G. The requested variance appears to conflict with Section(s) \_\_\_\_\_\_ of the Baltimore

when filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use to Use or Maryland architectural or to Mixed Uses A-3 (BB) . See Section 312 of the Building Code.

I. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

SPECIAL NOTE:

Comments: The plan does not indicate if there are legitimate firewalls at the property lines dividing the buildings. It is possible sprinklers may be required throughout due to the mercantile use if it is a wood frame 5B type building. See Table 501, Table 101. Section 503.0. The Handicapped Code Shall be complied with under State Regulations. See also Section 505.2.

These abbreviated character reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the Country Office Building at 131 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 V. Chesapeake Avenue, Towson, Maryland 21204. Marko & Sumban.

